

AGENDA
REGULAR MEETING
BROOKFIELD ZONING BOARD OF APPEALS
Monday, April 6, 2015- 7:00 p.m.
MEETING ROOM 135 – TOWN HALL 100 POCONO RD

1. **Convene meeting**
2. **Review Minutes – 3/2/15**
3. **Review Correspondence:**
 - a. **Minutes of other Boards and Commissions: Zoning Commission 2/26/15, 3/12/15; Inland Wetlands Commission 2/18/15 special, 2/23/15, 3/9/15; Planning Commission 1/22/15, 2/19/15, 3/5/15; Aquifer Protection Agency**
 - b. **New Appellate Decision on Variances e-mailed from E. McCreery – handed into Land Use by A. Dew**
4. **CONTINUED PUBLIC HEARINGS – 7:00 p.m.**
 - a. **17 Long Meadow Hill Rd #201500022: Variance requested: §242-402A – 45’ structure to left side line to install a ground based Solar Array (*ph close date 6/9/15 – 65 extension days granted*)**
5. **Public Hearings – Following Continued Public Hearing:**
 - a. **9 Signal Hill Rd #201500145: Variance requested: §242-402A – 20.9’ structure to left side line, §242-402A – 4.4’ building separation for a 2 car garage (*ph close date 5/10/15*)**
 1. Zoning Location Survey prepared by Paul Fagan LS dated 1/26/15
 - b. **10 Dingle Brook Rd #201500155: Variance requested: §242-202 – definition of lot to build a new home while occupying the existing home (*ph close date 5/10/15*)**
 1. Map titled “B100a Code Complying Septic Plan” prepared by Michael Mazzucco, P.C. dated 6/1/14
 - c. **43 Mist Hill Dr #201500157: Variance requested: §242-402A – 6’ structure to center of road, §242-402A – 25’ structure to rear lot line, §242-402A – 2’ structure to right side line and §242-402A – 1% of lot coverage for a bedroom addition, new front porch, shed and bedroom extension (*ph close date 5/10/15*)**
 1. Hand drawn plot plan handed into Land Use 3/9/15
 - d. **16 Horseshoe Dr #201500160: Variance requested: §242-402A – 22.6’ structure to left side line, §242-402A – 4.5’ structure to right side line, §242-402A – 21,691 sq. ft. lot area, §242-402A – 3.9% of lot coverage and §242-402A – 41.6’ lot width for a house addition (*ph close date 5/10/15*)**
 1. “Zoning Location Survey Showing Proposed Addition” prepared by CCA, LLC dated 2/6/15 – sheet 1 of 1
 2. “Property Survey” prepared by CCA, LLC dated 11/18/13 – sheet 1 of 1
 3. “Proposed Exterior Elevations” prepared by H & R Design dated 10/24/14 – sheet SK201
 - “Proposed Exterior Elevations” dated 10/24/14 – sheet SK202

4. Letter from John Kennedy to ZBA dated 2/12/15 Re: 16 Horseshoe Dr variance request.

- e. **105 North Lake Shore Dr #201500163: Variance requested: §242-402A – 2.5’ structure to center of road, §242-402A – 7.8’ structure to right side line, §242-402A – 2.5% of lot coverage for stairs to front door, deck landing and patio** (*ph close date 5/10/15*)
 1. Map of 105 N. Lake Shore Dr. showing proposed work prepared by Highland Design Studios handed into Land Use 3/17/15

- f. **54 Obtuse Rd No #201500164: Variance requested: §242-402A – 10’ structure to center of road, §242-402A – 10’ building separation for a new house** (*ph close date 5/10/15*)
 1. “Site Plan” dated 3/14/15 – sheet A001

6. **New Business:**
 - a.

7. **Informal Discussion:**

8. **Adjourn**

****Next meeting Scheduled for May 4, 2015****